

Grant County Planning Commission

October 23rd, 2006

The October 25 2006 regular meeting of the Planning Commission was called to order by Chairman John Lawrence at 7:00 p.m.

Those in attendance: John Lawrence, Marlon Kinsey, Marvin Faulkner, William Covington, Howard Brewer, Bill Marksberry, Dan Bates, Vernon Webster, Nancy Duley, Barry Hensley, Nick Kinman, Attorney: Tom Nienaber, Engineer: Ray Erpenbeck, Becky Ruholl

There was a quorum present.

AGENDA ITEM 1: MINUTES

Marlon Kinsey made a motion to approve the September meeting minutes, Barry Hensley seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

AGENDA ITEM 2: SEPTEMBER FINANCIAL REPORT

Vernon Webster made a motion to approve the September financial report, William Covington seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

AGENDA ITEM 3: ADMINISTRATORS REPORT

Becky Ruholl stated that the Commission would be holding training session in November and December and the Office would send out notices for the sessions.

AGENDA ITEM 4: MAP AMENDMENT - Larry Atha

APPLICANT: Larry Atha

GENERAL LOCATION: North East side of Elliston-Napoleon Road, 0.2 miles South of Napoleon-Zion Station

REQUEST: Agricultural – One (A-1) to Residential One-A (R-1-A)

Chairman John Lawrence declared the public hearing open and asked if all fees were paid and notices given. Becky Ruholl stated that fees were paid and notices given.

Mr. Atha said that he was planning on selling the farm and wanted to keep the house and 1.6 acres.

Chairman John Lawrence asked if anyone wished to speak for or against the request. No one spoke for or against the request.

Chairman John Lawrence declared the public hearing closed.

Becky Ruholl read the recommendation which was approval of the application based on the following facts: 1. the request is in basic conformance with the current adopted Comprehensive Plan. A. the Comprehensive Plan Goals and Objectives states that farms and farming activities should be maintained and that appropriate rural residential development should occur. B. the applicant has requested a map amendment for the purpose of dividing a lot which has an existing home, so that the remainder may be sold C. This action will not result in any additional dwelling being established and will create only one additional parcel of land.

Marvin Faulkner made a motion to recommend to the Grant County Fiscal Court APPROVAL of the requested map amendment, based upon the finding that the request is in substantial conformance with the provisions and policies within the Grant County Comprehensive Plan, Howard Brewer seconded the motion. A roll call vote was taken: Marlon Kinsey: yes, Marvin Faulkner: yes, William Covington: yes, Howard Brewer: yes, Bill Marksberry: yes, Dan Bates: yes, Vernon Webster: yes, Nancy Duley: yes, Barry Hensley: yes, Nick Kinman: yes. Motion passes.

AGENDA ITEM 5: MAP AMENDMENT - Troy Blanton

APPLICANT: Larry Blanton

GENERAL LOCATION: 3765 Warsaw Road Dry Ridge, KY 41035

REQUEST: – One (A-1) to Residential One A (R-1A)

Chairman John Lawrence declared the public hearing open and asked if all fees were paid and notices given. Becky Ruholl stated that fees were paid and notices given.

Mr. Byrd said that Mr. Blanton was going to sell him the 1.14 acres and would keep the 3.9 acres with his home on it.

Chairman John Lawrence asked if anyone wished to speak for or against the request. No one spoke for or against the request.

Chairman John Lawrence declared the public hearing closed.

Becky Ruholl stated that the 1.14 acres was going to be sold to the adjoining property owner and would not be a separate lot. She said that this would leave 3.9 acres remaining with the home and since it was going to be less than the 5 acres that the A-1 zone requires they would need the zoning to be changed to the R1 zone.

Becky Ruholl read the recommendation which was approval of the application based on the following facts: 1. the request is in basic conformance with the current adopted Comprehensive Plan. A. the Comprehensive Plan Goals and Objectives states that farms and farming activities should be maintained and that appropriate rural residential development should occur. B. the applicant has requested a map amendment for the purpose of dividing a lot which will then be consolidated with an adjoining property C. This action will not result in any additional dwelling being established and not create any additional parcels of land.

Dan Bates made a motion to recommend to the Grant County Fiscal Court APPROVAL of the requested map amendment, based upon the finding that the request is in substantial conformance with the provisions and policies within the Grant County Comprehensive Plan, Marvin Faulkner seconded the motion. A roll call vote was taken: Marlon Kinsey: yes, Marvin Faulkner: yes, William Covington: yes, Howard Brewer: yes, Bill Marksberry: yes, Dan Bates: yes, Vernon Webster: yes, Nancy Duley: yes, Barry Hensley: yes, Nick Kinman: yes. Motion passes.

ADENDA ITEM 6: MAP AMENDMENT - Harold Perkins

APPLICANT: Harold Perkins

GENERAL LOCATION: .93 miles West of Napoleon Mt. Zion Road, on the South side of Sugar Creek Road

REQUEST: – One (A-1) to Rural Residential (RR)

Chairman John Lawrence declared the public hearing open and asked if all fees were paid and notices given. Becky Ruholl stated that fees were paid and notices given.

Mr. Cahill, representing the applicant, stated that Mr. Perkins purchased this property which currently has a mobile home on it. He said that the property was large enough to divide if it was rezoned to the RR zone. He said that they would only be creating 1 additional home site.

Chairman John Lawrence asked if anyone wished to speak for or against the request. No one spoke for or against the request.

Chairman John Lawrence declared the public hearing closed.

Becky Ruholl stated that Linden had given the Commission reasons supporting both approval and denial of the request and felt that it was the Commission's decision to decide whether to approve or deny the request.

Howard Brewer made a motion to recommend to the Grant County Fiscal Court APPROVAL of the requested map amendment, based upon the finding that the request is in substantial conformance with the provisions and policies within the Grant County Comprehensive Plan, Marvin Faulkner seconded the motion. A roll call vote was taken: Marlon Kinsey: yes, Marvin Faulkner: yes, William Covington: yes, Howard Brewer: yes, Bill Marksberry: yes, Dan Bates: yes, Vernon Webster: yes, Nancy Duley: yes, Barry Hensley: yes, Nick Kinman: yes. Motion passes.

AGENDA ITEM 7: DIXIE TAFT SUBDIVISION - PRELIMINARY PLAT

Oct. 23, 2006

Darren Eyre presented the plat.

Howard Brewer asked how wide the road would be from Ferguson to Hwy. 25. Mr. Eyre said that they would continue the width of the existing Ferguson Drive which was 3 lanes.

William Covington asked how long it would be before the road would be complete. Mr. Eyre said that it would be about 1 ½ to 2 years.

Vernon Webster asked if Brentwood subdivision was going to connect to this new road. Mr. Eyre said that was his understating and that they had designed it so that Brentwood could connect to the new road.

Marvin Faulkner made a motion to approve the plat, Nick Kinman seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 8: CONVEYANCE PLATS - SEPTEMBER

Vernon Webster made a motion to approve the September Conveyances, Marlon Kinsey seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 9: COMPREHENSIVE PLAN UPDATE

Linden Smith said that the Legislative Bodies would adopt the Goals & Objectives and the Planning Commission would adopt the Plan as a whole. Mr. Smith said that he had reviewed the comments that he received from Mr. Hopper at the previous hearing and some of those comments were added to the Goals & Objectives. The Commission reviewed the proposed Goals and Objectives.

Charlie Phillips stated that Mr. Hopper was a consultant hired by the League of Ky. Property Owners. He said that they felt that the Goals should be more specific and not so vague. He said that some of them were very poorly written.

John Lawrence said that the Fiscal Court would like to see the issue of connecting some existing roads addressed in the Plan.

Steve Shivley stated that he was a fireman and if road are not connected and the road gets closed because of an emergency then vehicles cannot get in or out if necessary.

Mr. Smith said that the Committee will continue to work on updating the plan and he was going to forward the Goals and Objectives to the Legislative Bodies for their approved within the next couple of weeks.

ITEM 10: EXECUTIVE SESSION

none

ITEM 11: OTHER BUSINESS

December Meeting:

Vernon Webster made a motion to cancel the Commission's December meeting, Marlon Kinsey seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Ellen Kay Subdivision:

Tom Nienaber stated that all improvements had been completed in Ellen Kay Subdivision by the developer and he was now in the process of recovering the extra engineering and legal fees from the developer. He said that once those are received then the bond could be released.

Governmental Agencies and Zoning requirements:

Tom Nienaber stated that at the last meeting the Commission asked that he look into Governmental agencies and if zoning applies to them. He said that a Governmental Agency is not required to follow zoning laws but they are required to submit plans to the Commission for their review. He said that questions had come up about certain agencies falling into this category. He said that the Extension Agency would be exempt from zoning but the Grant County Fair Board would not be exempt and would be required to follow all zoning laws.

ITEM 10: ADJOURNMENT

Bill Marksberry made a motion to adjourn, Howard Brewer seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Oct. 23, 2006

JOHN LAWRENCE, CHAIRMAN - DATE

MARVIN FAULKNER, SECRETARY - DATE

Oct. 23, 2006